



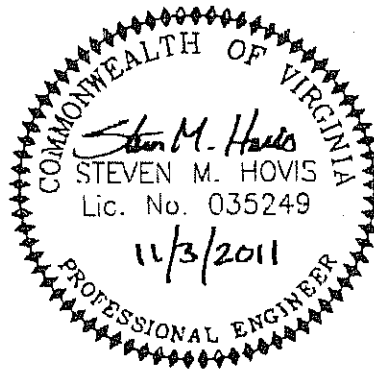
1115 Vista Park Drive
Forest, Virginia 24551
(434) 316-6001 • (434) 316-6002 Fax

ADDENDUM NO. 4

(12 pages with attachments)

PROJECT INFORMATION			
Owner:	DBHDS	Owner's Project Mgr.:	Tom Ashworth
Project Title:	CSH Buildings 94 & 95 HVAC Systems Replacement	Owner's Project Code:	720-17596-03-01
Project Location:	Petersburg, Virginia	DGS Project Code:	720-17596-011
IFB No.	11-15	A/E Project Mgr.:	Steve Hovis, PE
Bids Due:	November 16, 2011 / 2:00 PM	A/E Project No.:	09011
		Bids Opened:	November 17, 2011 / 2:00 PM

The following constitutes Addendum No. 4 for the referenced project. Bidders must acknowledge receipt of all addenda as required on the bid form.



1. QUESTIONS AND ANSWERS:

- a. Drawings D9 and D10: Notes 1 & 2 – Is a lockable access door required in the ceilings of every room in the temporary occupancy plan? These notes are very general and not very specific.

Response: *Access to these rooms is such that a detailed accounting of the work to be performed in each will not be possible until Milestone #4 on the timeline, "Relocate B94-400 staff offices to B43 & B113," is performed by CSH and PPS. Once these rooms are unoccupied the extent of work can be determined and it will differ room to room. For bidding purposes, assume two lockable 12"x12" access doors per room and provide a unit price for additional 12"x12" access doors on a per-door basis.*

- b. Drawings D3 and D4: Do the little small roofs in the corners below the center shingle roof get replaced? D3/D4 do not show these roofs?

Response: *Chilled water pump room roofs are not replaced as part of this project. There is one chilled water pump room on each building. Each chilled water pump room measures approximately 55 square feet and is located adjacent to the Mechanical Room. The chilled water pump room roofs are separated and lower than the other roofs and will remain undisturbed throughout this project.*

- c. Drawings D4 Note 5 and A4: Note #5 reads, remove/salvage exhaust fan for reinstallation. Drawing A4 does not show this on new work. Please clarify.

Response: *Drawing D4 shows west side of Building 94. Drawing A4 shows east side of Building 94. Refer to Drawing A5 for west side of Building 94. Note 10 on Drawing A5 shows reinstalled fan.*

November 3, 2011

Central State Hospital Buildings 94 & 95 HVAC Systems Replacement

IFB No. 11-15

Addendum No. 4

VAE Project No. 09011

Page 2 of 4

d. Drawing A0, Note 7: Please clarify.

Response: *A thermal barrier is required by code to separate roof insulation from the building interior. This requirement is waived only if the specific roof assembly (specific deck, specific insulation, specific fasteners, and specific membrane) is documented as meeting the requirements of FM 4450 or UL 1256 for Class A, B, or C roof-covering assembly. Contractor shall provide thermal barrier or submit documentation as indicated above.*

e. Do concrete panels go back on new roof or EPDM pads in these locations below downspouts?

Response: *Detail B on Drawing A13 indicates EPDM walkpad and Detail C on Drawing A13 indicates concrete splash block. Refer to construction notes on roof plans for locations.*

f. Specification 076200, page 5, paragraph 2.4, A.1: Joint Style: 12" back up plate with 6" exposed cover plate? Cover plates are not typically used any longer. Please clarify.

Response: *Delete requirement for cover plate with edge metal fabrications. Provide concealed back-up / splice plate as required.*

g. Drawing A12, Detail 3: Roof drain reads 3" minimum base (2 layers) with R-16.8. Drawing A4 Note 1 reads R-15.4. Please clarify.

Response: *Provide 3" minimum base insulation (2 layers). Minimum insulation R-value is R-16.8.*

h. Drawing A12, Detail 5: Fascia reads .040 aluminum gravel stop. Drawing A4 metal edge note reads .050 aluminum. Please clarify.

Response: *Metal shall be minimum 0.050.*

i. Drawing A4, Note 5: Conflicts with Detail 3/A12 (shows existing). Please clarify.

Response: *Replace roof drain dome strainer and clamping ring. Existing deck clamp and existing drain bowl will remain.*

j. Drawing A12, Detail 2: Equipment support. Where do these go on roof plans?

Response: *Delete Detail 2 on Drawing A12 from this project.*

k. Drawing A8, Note 4: Instructs to provide escutcheon for sprinklers. Does this mean to provide new escutcheons or reuse existing escutcheons? Are you confident that the existing escutcheons can be removed without removing the sprinkler head? Wasn't able to tell if they are 2 piece at the site visit.

Response: *Existing escutcheons appear to be one-piece. Contractor will be required to cut and remove existing escutcheons and provide new two-piece escutcheons to fit to ceiling.*

l. Drawings D1, A2, D2, and A3: Sheet D1 notes to remove windows at Rooms 100, 200, 300, and 400. Sheet A2 shows new duct chases at this area, but nothing is noted at the former window locations. I presume these former window openings will need to be filled. Please confirm. Can you advise how to be filled – masonry? Are we matching adjacent walls – are they cavity walls with brick veneer? Do we need to tooth-in masonry?

Response: *Former window openings will be used for mechanical system duct routing and will be completely sealed. Refer to Drawings A4 and M5 and specifications for additional information. There is no masonry infill.*

November 3, 2011

Central State Hospital Buildings 94 & 95 HVAC Systems Replacement

IFB No. 11-15

Addendum No. 4

VAE Project No. 09011

Page 3 of 4

- m. Specification Section 075323, page 4, paragraph 2.1.A: Roofing specification for EPDM roofing notes to match existing thickness – can the thickness of existing be provided?

Response: *Bid shall be based on 60 mil EPDM membrane.*

- n. Drawings D9 and D10: Note 2 states to install a lockable access door where electrical components are concealed above ceiling "as indicated in the drawings." I do not see access doors indicated. Should we base on one for each room? Can a specification for the access door be provided?

Response: *Refer to response to Question (a) above. For bidding purposes, assume two lockable access doors per room and provide a unit price for additional access doors on a per-door basis. Basis of Design shall be Nystrom MT Series medium security access door with keyed mortise cylinder lock.*

- o. Drawings FP1 and FP2: While the ceilings are removed in Rooms 100, 200, 300, and 400 in each building, will we be required to turn heads up or provide "pie pans" or not since the buildings will not be occupied? Usually we do not need to do this if building is unoccupied, but want to make sure.

Response: *This will not be required as the building will be unoccupied. Sprinkler heads are to remain per Demolition Note No. 6 on Drawings D1, D2, D5, and D6.*

- p. Drawing M4: Note 11 states to repair plaster ceilings. The unit price on the Bid Form is to repair gypsum ceilings. Is this repair per Note 11 to be covered by the unit price? And is the unit price to be gypsum ceiling repair or plaster ceiling repair? (Large difference in cost.)

Response: *The Bid Form is incorrect. Remove the existing Bid Form and replace with the attached Revised Bid Form. The unit pricing on the Bid Form is only for ceiling demolition/repair not indicated on drawings resulting from unforeseen conditions. Any ceiling demolition/repair indicated on the drawings is included in the base bid.*

- q. Drawings D9 and D10: Note 6 states contractor shall remove all temporary materials. So remove all outlet covers and access doors? Are we to reinstall receptacles and covers, patch ceilings where access doors removed, and reinstall all wall mounted items removed per Note 5?

Response: *Generally, yes, this is correct. However, we do not see value in removing and patching an access door once installed, and hereby delete the removal of ceiling access doors from the scope of work. Also note that the Contractor's scope of work in this area is limited to those temporary measures previously enacted by the Contractor. The temporary measures installed by CSH and/or PPS during the conversion to resident space will be removed by CSH and/or PPS during the conversion back to office space.*

- r. Specification Section 015000, page 1, paragraph 1.3: Notes we can tie into Owner water, sewer, and electricity without charge. What about phone and internet service?

Response: *Specification Sections 010000 and 015000, and Addendum No. 1, indicate that the Contractor may use Owner's water and electricity, but must provide his own sanitary and handwashing facilities and drinking water. The Owner's phone and Internet service are not available for the Contractor's use. Specification Section 010000, Special Conditions, page 6, section 1.16.A, states it is the contractor's responsibility to provide any temporary construction office space and telephone, material and equipment storage facilities, and any temporary utility connections as he deems necessary for his operations.*

November 3, 2011

Central State Hospital Buildings 94 & 95 HVAC Systems Replacement

IFB No. 11-15

Addendum No. 4

VAE Project No. 09011

Page 4 of 4

- s. Drawings D9 and D10: Note 1 on D9 notes to "cover electrical receptacles." Are we to cover with blank cover plates or some other method (for security reasons)?

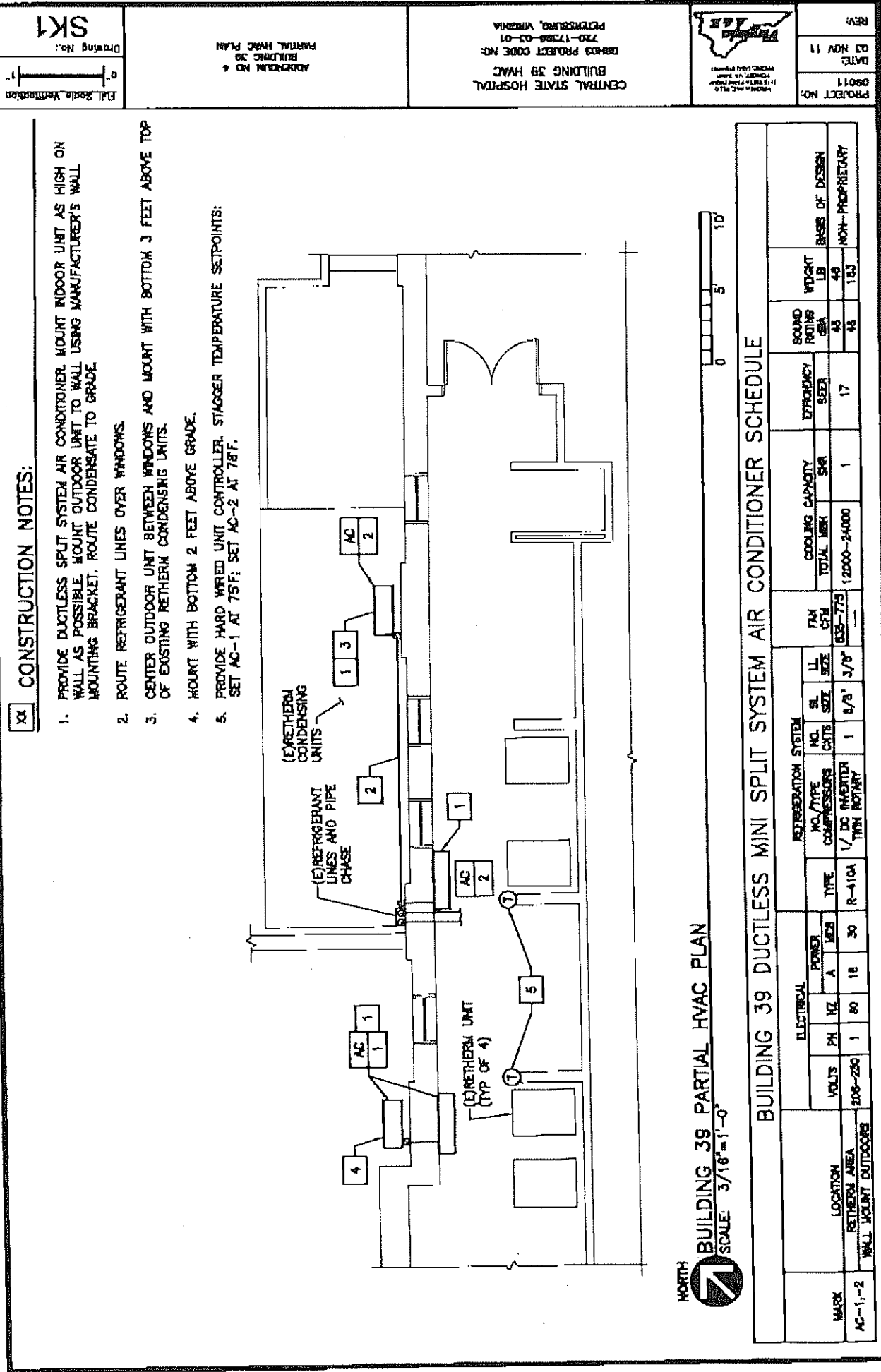
Response: *Cover plates shall be metal with tamper-proof screws.*

2. CHANGES TO DRAWINGS AND SPECIFICATIONS:

- a. Provide two ductless mini split system air conditioners in access corridor in Building 39 near rethermalization units. Refer to attached sketches. Specification 238123 applies to these units.
- b. Specification 238128, Split System Ductless Air Conditioners:
 1. In Paragraph 2.1.C, delete requirement for discharge louvers with automatic air sweep control.
 2. In Paragraph 2.1.F, add requirement for wall-mounted control panel to be hard-wired.
 3. Delete Paragraph 3.5.C requiring two follow-up site visits after Substantial Completion.
 4. Add Paragraph 3.2.E to read "Condensing Unit Mounting: Install ground mounted units on field-furnished or manufacturer-furnished housekeeping pad, but no less than 6 inches above grade. Install wall mounted units using manufacturer-furnished wall mounting bracket."

Attachments: Sketches SK1 through SK5 (5 pages)
Revised Bid Form (3 pages)

END OF ADDENDUM NO. 4

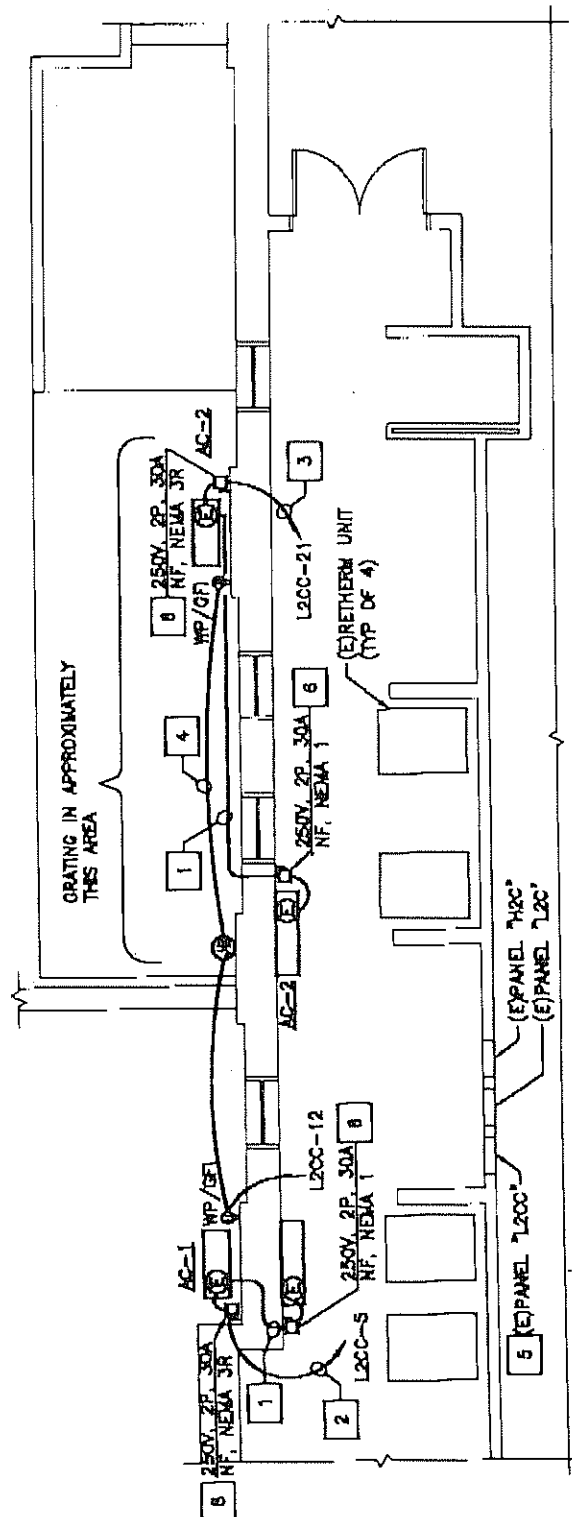


DRAWING NOTES:

1. WIRING CONNECTION BETWEEN INDOOR AND OUTDOOR EQUIPMENT TO BE (4) #10 IN 3/4" CONDUIT.
2. WITHIN BASEMENT AREA FIELD ROUTE CONDUIT TO AREA BELOW PANELBOARD "L200" THEN PENETRATE UP THROUGH FLOOR INTO WALL CAVITY AND THEN INTO BOTTOM OF PANELBOARD.

CONSTRUCTION NOTES:

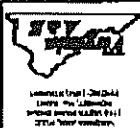
1. ROUTE LOW ALONG EXTERIOR WALL. TURN UP WALL AND PENETRATION BACK OF INTERIOR DISCONNECT SWITCH.
2. ROUTE EAST ALONG WALL, BELOW WINDOW. PENETRATE SALLY PORT WALL AND THEN DOWN THROUGH GRATING TO BASEMENT.
3. ROUTE WEST ALONG WALL BELOW WINDOWS. TURN DOWN THROUGH GRATING TO BASEMENT.
4. ROUTE ALONG WALL BELOW WINDOWS TO JUNCTION BOX. FROM JUNCTION BOX TURN DOWN THROUGH GRATING TO BASEMENT.
5. SEE SKETCH SK3 AND SK4 FOR MODIFICATIONS TO (E)PANELBOARD "L200".
6. REFER TO DETAIL ON DRAWING SK5 FOR PLACEMENT AND CONNECTION OF MAINTENANCE DISCONNECT SWITCH.



BUILDING 39 PARTIAL ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

PROJECT NO: 08011	DATE: 03 NOV 11	REV: 1
CENTRAL STATE HOSPITAL BUILDING 39 HVAC DESIGN PROJECT CODE NO: 739-17998-03-01 PETERSBURG, VIRGINIA	ADDITIONAL NO 4 BUILDING 39 PARTIAL ELECTRICAL PLAN	SK2 Drawing No: 1

REV: 03 NOV 11
DATE: 09/011
PROJECT NO:



CENTRAL STATE HOSPITAL
BUILDING 38 HVAC
DESIGN PROJECT CODE NO: 720-17500-03-01
PATTERSON, VIRGINIA

APPROVAL NO. 4
BUILDING 38
FINAL SCHEDULE "L2CC" EXISTING

Full Scale Verification
0" = 1"

Drawing No.: SK3

PANEL "L2CC" EXISTING

PANELBOARD CHARACTERISTICS:
VOLTAGE: 120/208
PHASES: 3
WIRES: 4

PHASE TO PHASE VOLTS: 208
PHASE TO NEUT VOLTS: 120
100 AMP MAIN LUGS ONLY
MINIMUM SHORT CIRCUIT RATING: 10,000 RMS SYM AMPS

CIR. NO.	CIR. TYPE	DESCRIPTION	LOAD CORR.			CONN. AMPS			BREAKER			NO. & WIRE SIZE COND.		
			TYPE	KVA	PHASE	A	B	C	P	AT	PHASE	NEUT.	COND. SIZE	
1	L	LOADING DOCK LIGHT		0.2	1.5				1	20				
3	M	CEILING FAN		0.8	7.0				1	20				
5	M	SPARE							1	20				
7	M	EXHAUST FAN		0.2	1.3				1	20				
9	M	AHJUT CONTROL		0.0	0.4				1	20				
11	M	SPARE IN CEILING							1	20				
13	M	WALL FANS		0.3	2.7				1	20				
15	M	UNKNOWN		0.1	0.8				1	20				
17	M	SPARE IN CEILING							1	20				
19	M	UNKNOWN		1.6	13.0				1	20				
21	M	SPARE IN CEILING							1	20				
23	M	SPARE							1	20				
2	R	RECEPTACLES		0.5	4.2				1	20				
4	R	RECEPTACLES		1.0					1	20				
6	R	COFFEE MAKER		1.0	8.3				1	20				
8	R	COFFEE MAKER		1.0	8.3				1	20				
10	R	COFFEE MAKER		1.0	8.3				1	20				
12	R	SPARE							1	20				
14	R	FIRE DAMPER							1	20				
16	R	REFRIGERATOR		0.6	5.0				1	20				
18	R	MICROWAVE		0.7	5.8				1	20				
20	R	COFFEE POT		1.0	8.3				1	20				
22	M	BASEBOARD HEAT		5.0	24.0				2	20				
24		TOTALS			39.4	45.3	38.2							

PANEL "L2CC" AS MODIFIED

PANELBOARD CHARACTERISTICS:

VOLTS: 120/208

PHASES: 3

WIRES: 4

PHASE TO PHASE VOLTS: 208

PHASE TO NEUT VOLTS: 120

100 AMP MAIN LUGS ONLY

MINIMUM SHORT CIRCUIT RATING: 10,000 RMS SYM AMPS

BRK. NO.	DESCRIPTION	LOAD TYPE	CONV. KVA	CONV. A	CONV. B	CONV. C	AMPS	BREAKER P	AT	PHASE	NO. & WIRE SIZE	COND. NO.
1	LOADING DOCK LIGHT	L	0.2	1.5				1	20			
3	CEILING FAN	M	0.8	7.0				1	20			
6	(NEW) DUCTLESS SPLIT #1	M	3.7				18.0	2	30	#10	#10	0.75"
7				18.0						#10		
8	AHU#1 CONTROL	M	0.0	0.4				1	20			
11	(RELOCATED) EXHAUST FAN	M	0.2			1.3		1	20			
13	WALL FANS	M	0.3	2.7				1	20			
15	UNKNOWN	M	0.1	0.8				1	20			
17	SPARE IN CEILING	M	0.0			0.0		1	20			
18	UNKNOWN	M	1.8	13.0				1	20			
21	(NEW) DUCTLESS SPLIT #2	M	3.7				18.0	2	30	#10	#10	0.75"
23				18.0						#10		
2	RECEPTACLES	R	0.6	4.2				1	20			
4	RECEPTACLES	R	0.0	0.0				1	20			
8	COFFEE MAKER	R	1.0	8.3			8.3	1	20			
8	COFFEE MAKER	R	1.0	8.3				1	20			
10	COFFEE MAKER	R	1.0		8.3			1	20			
12	(NEW) EXTERIOR RECEPTACLE	R	0.36				1.5	1	20	#12	#12	0.75"
14	FIRE DAMPER	M	0.0	0.0				1	20			
16	REFRIGERATOR	R	0.8		5.0			1	20			
18	MICROWAVE	R	0.7			5.8		1	20			
20	COFFEE POT	R	1.0	8.3				1	20			
22	BASEBOARD HEAT	M	5.0		24.0			2	20			
24					24.0							
TOTALS				56.1	63.3	77.0						

LOAD ANALYSIS

1. PANEL L2CC IS 100A MLO AND IS FED FROM A 100A 3-POLE BREAKER FROM PANEL L2C WHICH SITS ADJACENT TO IT.
2. CONNECTED LOAD TO L2CC INCREASES FROM 14 KVA TO 21.8 KVA (NET INCREASE OF 7.8 KVA)
3. ORIGINALLY PANEL L2C INCLUDED SIX REHEM UNITS WITH A TOTAL CONNECTED LOAD OF 87.5 KVA
4. THE REHEM EQUIPMENT WAS RECENTLY RENOVATED REDUCING IT TO FOUR UNITS WITH A CONNECTED LOAD OF 45 KVA
5. THE NET IMPACT TO PANEL L2C BETWEEN THE TWO PROJECTS IS A NET DECREASE OF 14.7 KVA
6. PANEL L2C IS 400A MCB

DRAWING NOTES:

1. RELOCATE AND ADD BREAKERS AS NOTED.
2. AT CONCLUSION OF PROJECT, RE-BALANCE LOADS AND UPDATE PANELBOARD INDEX.
3. EXISTING PANELBOARD IS SQUARE D MDOO.

Full Scale Vertical
0" = 1'

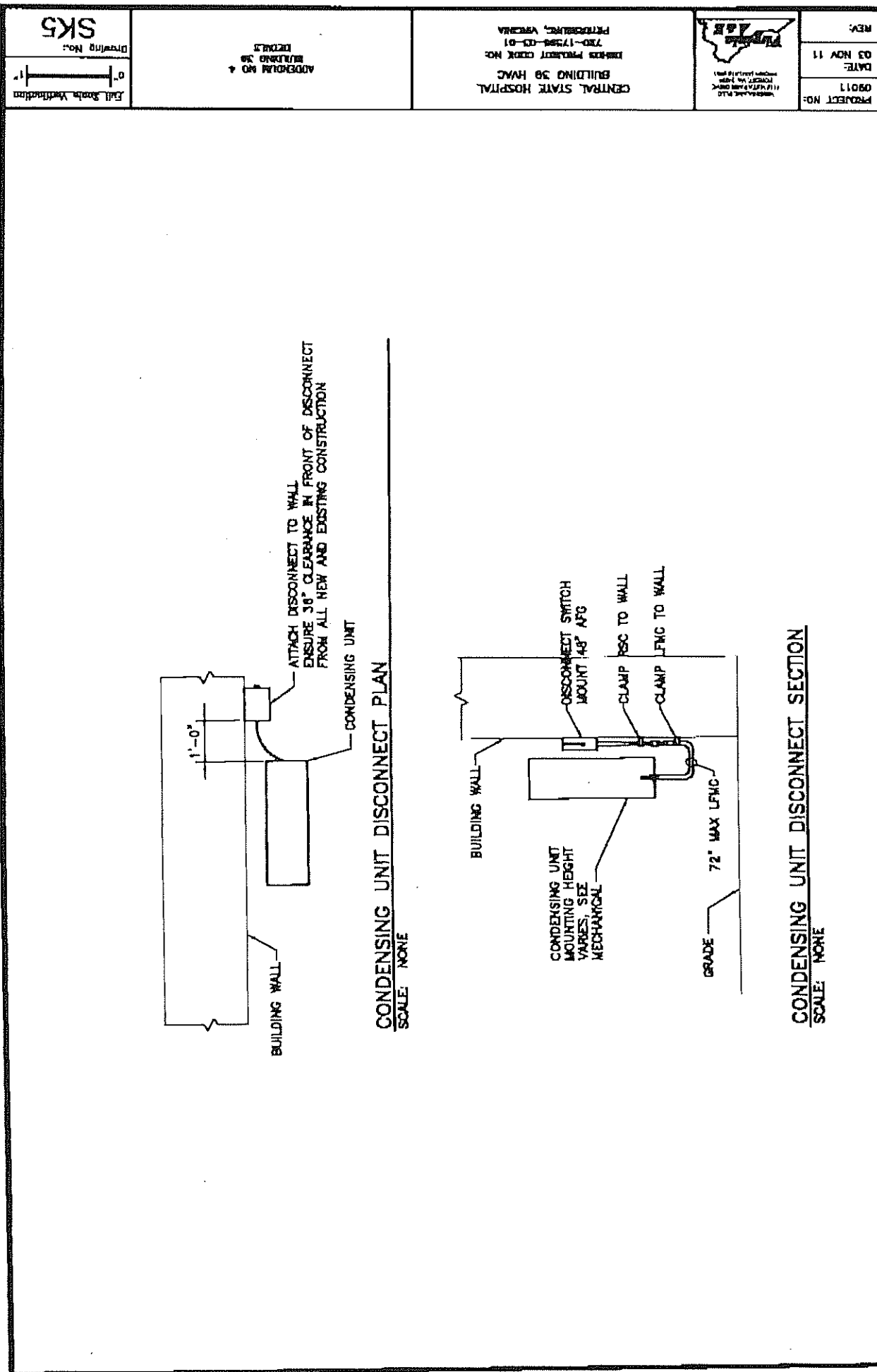
SK4
Drawing No.


ADDENDUM NO. 4
BUILDING 38
PANEL SCHEDULE "L2CC" MODIFIED
AND LOAD ANALYSIS

CENTRAL STATE HOSPITAL
BUILDING 38 HVAC
DESIGN PROJECT CODE NO.
720-1788-03-01
PITTSBURGH, VIRGINIA



PROJECT NO: 09011
DATE: 03 NOV 11
REV: 1



PROJECT NO.: 09011	DATE: 03 NOV 11	REV:
		
CENTRAL STATE HOSPITAL BUILDING 38 HVAC DESIGN PROJECT CODE NO. 730-17388-03-01 FARMERSVILLE, VIRGINIA		
APPROVAL NO. 4 BUILDING 38 DETAILS		
Drawing No.: SK5 Full Scale Verification 0'-0" 1'-0"		

CSH BUILDINGS 94 & 95 HVAC SYSTEMS REPLACEMENT
DBHDS PROJECT NO. 720-17596-03-01 **DGS PROJECT NO. 720-17596-011**

REVISED BID FORM

DATE: _____

BID DUE DATE: November 16, 2011 / 2:00 PM

PROJECT: Buildings 94 & 95 HVAC Systems Replacement
Central State Hospital
DBHDS Project Code No. 720-17596-03-01
DGS Project Code No. 720-17596-011

TO: Virginia Department of Behavioral Health and Developmental Services
Office of Architectural and Engineering Services
1220 Bank Street, 7th Floor, Room 731
Post Office Box 1797
Richmond, VA 23218-1797

In compliance with and subject to your Invitation for Bids and the documents therein specified, all of which are incorporated herein by reference, the undersigned bidder proposes to furnish all supervision, labor, equipment, and materials and perform all work necessary for construction of this project, in accordance with the Plans and Specifications dated September 29, 2011, as prepared by Virginia A&E, PLLC, 1115 Vista Park Drive, Forest, Virginia 24551, for the consideration of the following amount:

BASE BID (including the following parts): (Amounts shall be shown in both words and numbers. In case of discrepancy, the amount shown in words will govern.)

PART A: Lump sum price for HVAC system removal and replacement and associated work indicated on the construction documents:

PART A = _____ Dollars (\$ _____).

Base Bids for PART B shall be based on the estimated quantities indicated to be provided complete and in accordance with the applicable portions of the plans and specifications. Payment amounts for each of these items will be based on the actual quantities authorized, provided and approved, times the unit prices indicated by the bidder. The final contract amount shall be adjusted upward or downward based on the actual payment amounts versus the bid amounts for PART B.

PART B: Unit price for demolition/repair of plaster on metal lath ceilings:

Estimated quantity of 500 SF @ \$ _____ per SF = _____ Dollars
(\$ _____).

TOTAL BASE BID AMOUNT (Including Parts A and B) is:

_____ Dollars (\$ _____).

CSH BUILDINGS 94 & 95 HVAC SYSTEMS REPLACEMENT**DBHDS PROJECT NO. 720-17596-03-01****DGS PROJECT NO. 720-17596-011**

Contract award will be based on the **TOTAL BASE BID AMOUNT** shown above (including any properly submitted bid modifications).

The bidder has relied upon the following public historical climatological records: The Virginia State Climatology Office, Charlottesville, Virginia, for Richmond, Virginia.

The undersigned understands that time is of the essence and agrees that the time for Substantial Completion of the entire project, including all selected Additive Bid Items, shall be 365 consecutive calendar days from the date of commencement of the Work as specified in the Notice to Proceed, and Final Completion shall be achieved within 30 consecutive calendar days after the date of Substantial Completion as determined by the Architect/Engineer.

Acknowledgement is made of receipt of the following Addenda: _____

If notice of acceptance of this bid is given to the undersigned within 30 days after the date of opening of bids, or any time thereafter before this bid is withdrawn, the undersigned will execute and deliver a contract in the prescribed form (Commonwealth of Virginia Contract Between Owner and Contractor, Form CO-9) within 10 days after the contract has been presented to him for signature. The required payment and performance bonds, on the forms prescribed, shall be delivered to the Owner along with the signed Contract.

Immigration Reform and Control Act of 1986: The undersigned certifies that it does not and will not during the performance of the Contract for this project violate the provisions of the Federal Immigration Reform and Control Act of 1986, which prohibits employment of illegal aliens.

DISQUALIFICATION OF CONTRACTORS:

By signing this bid or proposal, the undersigned certifies that this Bidder or any officer, director, partner or owner is not currently barred from bidding on contracts by any Agency of the Commonwealth of Virginia, or any public body or agency of another state, or any agency of the federal government, nor is this Bidder a subsidiary or affiliate of any firm/corporation that is currently barred from bidding on contracts by any of the same. We have attached an explanation of any previous disbarment(s) and copies of notice(s) of reinstatement(s).

CONTRACTOR'S SWAM CERTIFICATION REQUIREMENT:

Contractor ___ DOES ___ DOES NOT consider his/her firm to be a minority business.

Contractor ___ IS ___ IS NOT certified as a minority business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.

Contractor ___ DOES ___ DOES NOT consider his/her firm to be a women-owned business.

Contractor ___ IS ___ IS NOT certified as a women business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.

Contractor ___ DOES ___ DOES NOT consider his/her firm to be a small business.

Contractor ___ IS ___ IS NOT certified as small business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.

CSH BUILDINGS 94 & 95 HVAC SYSTEMS REPLACEMENT
DBHDS PROJECT NO. 720-17598-03-01 **DGS PROJECT NO. 720-17598-011**

Either the undersigned or one of the following individuals, if any, is authorized to modify this bid prior to the deadline for receipt of bids by writing the modification and signing his name on the face of the bid, on the envelope in which it is enclosed, on a separate document, or on a document which is telefaxed to the Owner or by sending the Owner a telegraphic message:

I certify that the firm name given below is the true and complete name of the bidder and that the bidder is legally qualified and licensed by the Commonwealth of Virginia, Department of Commerce, State Board for Contractors, to perform all Work included in the scope of the Contract.

Virginia License No. _____ Bidder _____
(Name of Firm)

Contractor Class _____
Specialty _____
By _____
(Signature)

Valid until _____
(Typed Name)

FEIN/SSN: _____
Title _____

If Partnership, List Partners' Name _____
If Corporation, affix Corporate Seal and list
State of Incorporation _____

State: _____
(Affix Seal)

Telephone No.: _____

FAX No.: _____

E-mail: _____

Business Address: _____

END OF SECTION 00310